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June 21, 2005

Kelly Diekmann  
Associate Planner  
City of Sunnyvale  
Community Development Department  
456 W. Olive Avenue  
Sunnyvale, CA 94086

Ref: 456 w. Fremont Avenue,

Dear Mr. Diekmann:

We are proposing to demolish an existing house on a 15,600 square foot lot and develop three single family detached homes. The property is located on the southwest corner of Fremont Avenue and Sydney Avenue. The proposed houses have approximately 2500 Esq. of living area. The lot sizes are 5100 to 5400 esq. and the Floor Area Ratios (FARs) range from 56% to 58%.

I understand that in the past, the Planning Commission has expressed concern regarding new single family homes with FAR of over 55%. The proposed FARs is similar to the single family lots that have already been developed in this neighborhood. The lots to the south of are project are developed with single family detached homes of approximately 2,524 Esq. of living area. The average FAR on these lots is approximately 61%. In addition, the homes on Yarmouth Circle were developed with average FAR of 79% (see attached a table with the addresses and the FARs for similar developments in this neighborhood).

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Historically, cities have utilized the Floor Area Ratio method to control the massing of the buildings as well as the coverage of the lots. In our case, we have control the mass of the building through the architectural design. The second floors in the front and the sides are designed with additional setbacks. We also have continued the first floor roof lines wherever possible to break the mass of the buildings. Please note that the proposed project meets or exceeds all of the setbacks and usable open space requirements. We believe that these homes will be a great addition to this neighborhood. We have designed these homes with Mediterranean theme which is similar to the Fremont High school, across Fremont Avenue and the adjacent homes to the south and the east. We are looking forward to complete this project as proposed.

If you have any questions, please feel free to call me at 408-666-6556.

Sincerely,

Omid Shakeri  
Chief Operations Officer

Attachment:

"A" FAR table

## Attachment "A"

Address	Lot Area	Living Area	Garage	Total Area	FAR %
1313 Sydney Drive	4,791*	2,524	400	2,924	61
1317 Sydney Drive	4,791*	2,709	400	3,109	65
1321 Sydney Drive	4,791*	2,524	400	2,924	61
1305 YARMOUTH TER	2,613	1,425	400	1,825	70
1309 YARMOUTH TER	2,613	1,630	400	2,030	78
1313 YARMOUTH TER	2,613	1,677	400	2,077	79
1317 YARMOUTH TER	3,049	1,630	400	2,030	67
1321 YARMOUTH TER	1,742	1,630	400	2,030	117
1325 YARMOUTH TER	1,742	1,630	400	2,030	117
1329 YARMOUTH TER	2,613	1,677	400	2,077	79
1328 YARMOUTH TER	3,049	1,630	400	2,030	67
1324 YARMOUTH TER	1,742	1,425	400	1,825	105
1320 YARMOUTH TER	1,742	1,630	400	2,030	117
1316 YARMOUTH TER	3,049	1,630	400	2,030	67
1312 YARMOUTH TER	2,613	1,677	400	2,077	79
1308 YARMOUTH TER	2,613	1,630	400	2,030	78
1304 YARMOUTH TER	3,049	1,630	400	2,030	67
1300 YARMOUTH TER	3,920	1,630	400	2,030	52

Source: Santa Clara County records

\* City GIS average of 7,500 sq. ft lot area

### Justifications

1. Attains the objectives and purposes of the general plan of the city of Sunnyvale:

We are proposing to develop the existing two lots with three single family detached homes. The General Plan of the City of Sunnyvale recognizes the need for additional housing in the City. As the result of our proposal two additional single family homes will be provided for the residence of the City. The additional homes are consistent with the General Plan Goal of balancing job to housing ratio. In addition, the proposed density of this project is within the 8-12 unit per acre density designated on the Land Use Element of the General Plan.

2. Insures that the general appearance of the proposed structures, or uses to be made of the property to which the application referees, will not impair either the orderly development of, or the existing uses being made of the adjacent properties:

This proposal is for development of three single family detached homes on the corner of Sydney Avenue and Fremont Avenue just west of Sunnyvale-Saratoga Road. The existing adjacent uses include one story single family homes to the west, two story homes to the south, and townhouses to the east and Fremont High School to the north. We are proposing two story homes which are consistent with the surrounding residential neighborhood. In addition, the proposed two story design is compatible with the existing homes to the south and the townhouses to the east.